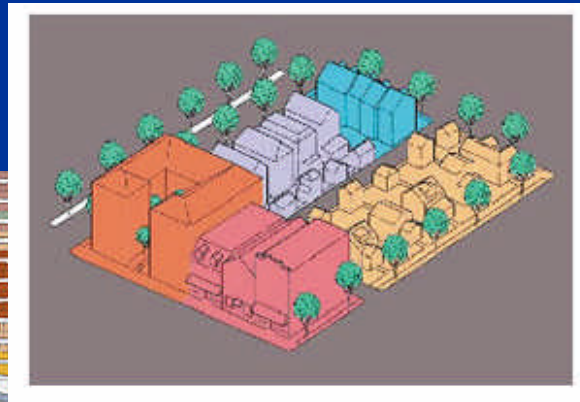


# Zoning for the Future Form-Based Codes Framing the Context

Massachusetts Smart Growth Conference  
Worcester December 1, 2006



Anthony Flint, Lincoln Institute of Land Policy [www.lincolninst.edu](http://www.lincolninst.edu)

Author, *This Land: The Battle over Sprawl and the Future of America* [www.anthonyflint.net](http://www.anthonyflint.net)

Anthony Flint

# THIS LAND

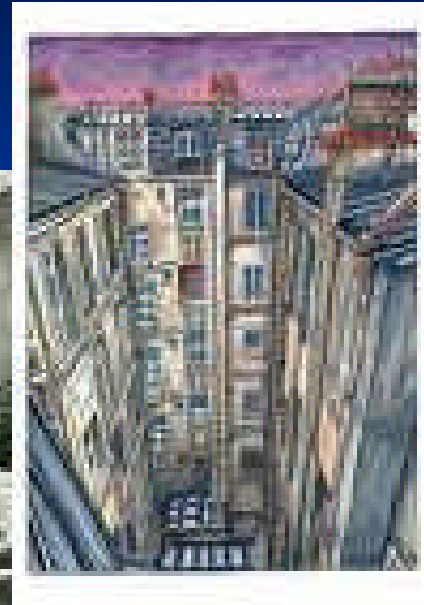


*The Battle Over Sprawl  
and the Future of America*

LINCOLN  
INSTITUTE  
OF LAND POLICY



Lincoln Institute of Land Policy  
[www.lincolninst.edu](http://www.lincolninst.edu)



Density / mix of uses = unhealthy conditions

# Separate uses / suburban zoning: Euclid v. Amber Realty 1926

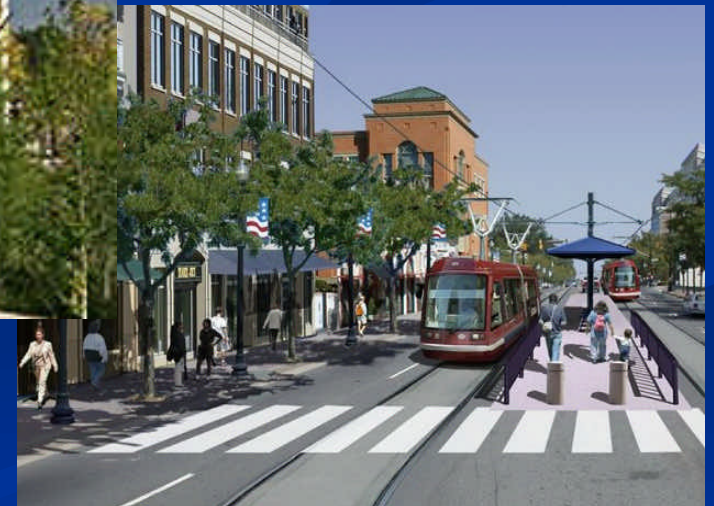












# States Managing Growth

Michigan

California

Maryland

Pennsylvania

Oregon

Washington

Massachusetts





# So times are changing ... but zoning isn't.

- Requires large lots
- Bans multi-family
- Forbids mixed-use
- Barriers to urban redevelopment
- Restrictions on accessory dwelling units
- Red tape for transit-oriented development
- Minimum parking requirements

# Starting Over: Form-Based Codes



- Zoning that is more concerned with the arrangement and form of buildings than the use that goes on inside of them.

# Form-Based Codes Institute

[www.formbasedcodes.org](http://www.formbasedcodes.org)

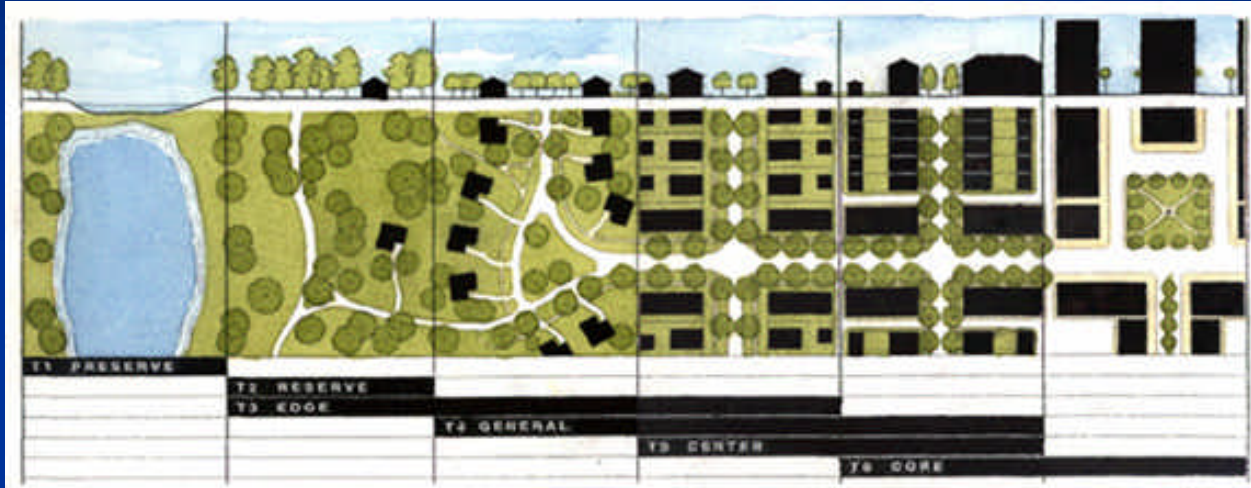
A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm by controlling physical form primarily, and land uses secondarily, through city or county regulations.



# Common elements

- **Regulating Plan.** A map of the regulated area designating the locations where different building form standards apply
- **Building Form Standards.** Regulations of configuration, features, functions of buildings that define/shape the public realm.
- **Public Space/Street Standards.** Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, street trees, street furniture, etc.).
- **Administration.** A clearly defined application and project review process.
- **Definitions.** Glossary to ensure the precise use of technical terms.
- **Architectural Standards.** Regulations controlling external architectural materials and quality.

# The Transect



T-1: Rural

T-3 Edge

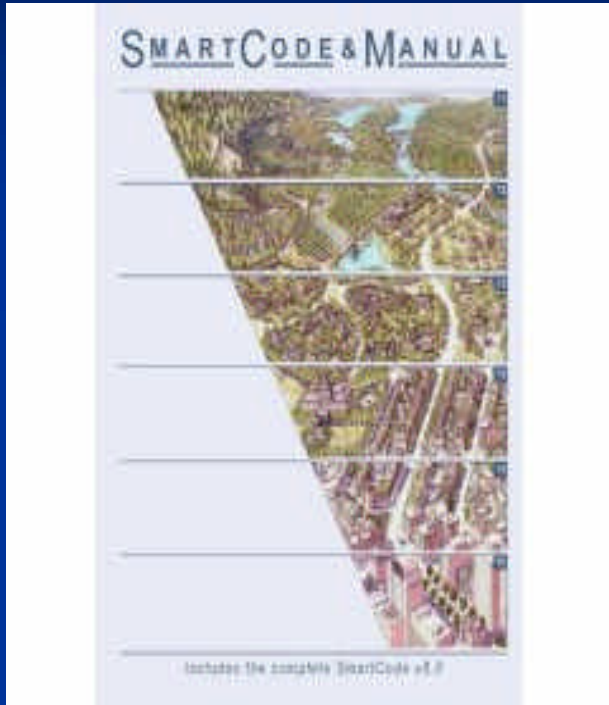
T-5 Center

T-2 Reserve

T-4 General

T-6 Core

# The SmartCode



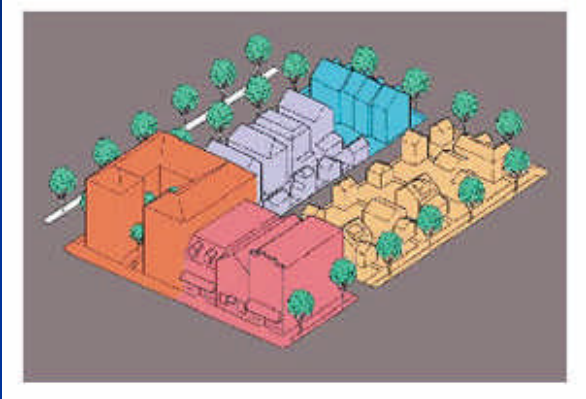
“ ... design criteria for streets, blocks, open spaces and buildings based on their geographic location from rural preserve to urban core ... a replacement for the aging zoning ordinances often criticized ... for perpetuating sprawl.”

[www.placemakers.com](http://www.placemakers.com)

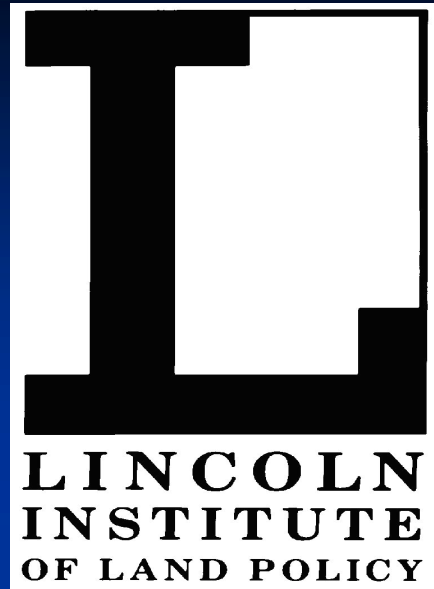
[www.smartcodepro.com](http://www.smartcodepro.com)



# Catching On



- CA: Petaluma, Ventura, Pleasant Hill, Sonoma
- CO: Boulder
- VA: Arlington
- Gulf Coast (Long Beach, Moss Point MS)



[www.lincolninst.edu](http://www.lincolninst.edu)

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